

INTERVENTION



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BEFORE THE ARIZONA POWER PLANT AND
TRANSMISSION LINE SITING COMMITTEE

8 IN THE MATTER OF THE
9 APPLICATION OF SALT RIVER
10 PROJECT AGRICULTURAL
11 IMPROVEMENT AND POWER
12 DISTRICT, IN CONFORMANCE WITH
13 THE REQUIREMENTS OF ARIZONA
14 REVISED STATUTES, SECTIONS 40-360
15 et seq., FOR A CERTIFICATE OF
16 ENVIRONMENTAL COMPATIBILITY
17 AUTHORIZING THE PRICE ROAD
CORRIDOR PROJECT, NON-GILA
RIVER INDIAN COMMUNITY PORTION
LOCATED IN THE CITY OF
CHANDLER, ARIZONA OR WITHIN
MARICOPA COUNTY

DOCKET No. L-00000B-15-0059-00170

Case No. 170

NOTICE OF INTERVENTION AND
INTENT TO BECOME A PARTY

Arizona Corporation Commission
DOCKETED

MAR 20 2015

DOCKETED BY

19 Pursuant to A.R.S. § 40-360.05(A)(4), Wells Fargo Bank, N.A. ("Wells Fargo"), by
20 and through undersigned counsel, hereby files this Notice of Intervention and Intent to
21 Become a Party in the above-captioned and above-docketed proceeding. In support of its
22 Notice, Wells Fargo states the following:

- 23 1. On February 27, 2015, Salt River Project Agricultural and Improvement
24 District ("SRP") filed an application for a Certificate of Environmental Compatibility
25
26

The Law Offices of
Francis J. Slavin, P.C.
2198 E. Camelback Rd. Ste. 285
Phoenix, Arizona 85016

1 requesting authorization to construct a 230kV transmission line and related facilities
2 (“SRP’s Price Road Corridor Project”) in and around the City of Chandler, Arizona.

3 2. Wells Fargo owns approximately 63 acres at the northwest corner of the Price
4 Road and Queen Creek Road intersection (the “Wells Fargo Campus”), which is located in
5 the area of the proposed transmission line and substation facilities comprising SRP’s Price
6 Road Corridor Project.

7 3. The Wells Fargo Campus is a phased, major tenant commercial office
8 development consisting of: (i) two (2) office buildings constructed as part of Phase I in
9 2004 with approximately 400,000 square feet of commercial office space, (ii) two (2)
10 additional office buildings totaling 400,000 square feet of commercial office space and a 4-
11 level parking structure which are currently under construction as part of Phase II, and (iii)
12 future phases of Campus development which may entail the construction of approximately
13 940,000 square feet of additional office space, a 5,000 square-foot retail bank branch, and
14 parking structures.

15 4. At build-out, the Wells Fargo Campus is planned for development of
16 approximately 1,745,000 square feet of commercial office space which will accommodate
17 approximately 12,000 Wells Fargo team members.

18 5. Wells Fargo will be directly and substantially affected by these proceedings
19 inasmuch as the proposed RS-27 Substation lies south of Germann Road between Old
20 Price Road and New Price Road approximately three-eighths of a mile north of the Wells
21 Fargo Campus and is located on private land within the City of Chandler’s premier South
22 Price Road Employment Corridor reserved for high-value employment users such as high-
23 tech manufacturing, corporate offices, and knowledge intensive employers in campus-like
24 settings on parcels generally not less than 15 acres.

25 6. Wells Fargo believes that locating a substation on this property as proposed
26 would significantly impact the Wells Fargo Campus.

1 7. Wells Fargo's participation in these proceedings will not unduly broaden the
2 nature or scope of these proceedings, nor will it cause undue delay.

3 8. All communications regarding this matter should be addressed to the
4 following:

5 Francis J. Slavin, Esq.
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12 RESPECTFULLY SUBMITTED this 20th DAY OF March, 2015.

13 FRANCIS J. SLAVIN, P.C.

14 By: 

15 Francis J. Slavin
16 2198 East Camelback Road, Suite 285
17 Phoenix, Arizona 85016
18 *Attorneys for Wells Fargo Bank, N.A.*

19
20 Pursuant to A.A.C. R14-3-204(A), the ORIGINAL
21 of the foregoing and twenty-five (25) copies
22 were filed this 20th day of March, 2015 to:

23 Director of Utilities
24 Utilities Division - Docket Control
25 ARIZONA CORPORATION COMMISSION
26 1200 West Washington Street
Phoenix, Arizona 85007

1 A COPY of the foregoing was mailed and
2 emailed this 20th day of March, 2015 to:

3 John Foreman, Chairman
4 Assistant Attorney General
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6 TRANSMISSION LINE SITING COMMITTEE
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